House - Terraced (EPC Rating: E)

16 SHOTT LANE, LETCHWORTH GARDEN CITY, HERTS, SG6 1SE

Price Guide

£335,000

First Step

2 1 1 E

2 Bedroom House - Terraced located in Letchworth Garden City

CHAIN FREE CHARACTER COTTAGE... 2 DOUBLE bedrooms... Secluded garden... Within WALKING DISTANCE of train station and town centre... REAL WOOD FLOORBOARDS... Outside BRICK STORAGE OUT HOUSE... Street parking...

INTERNAL

GROUND FLOOR

Lounge/Dining Room
12'6" x 12'4"
UPVC double glazed window to front aspect. Chimney breast with feature fireplace and a ceramic hearth. Real wood flooring, wooden varnished skirting. Wall lights. Opening leading to:

Kitchen
9'4" x 8'8"
UPVC double glazed window and door leading to rear garden. Fitted kitchen with a range of white wall and base units with complementary light oak laminate work surface and tiled splash backs. Single bowl sink with swan tap. Integrated BOSCH oven with extractor and 4-ring gas hob, free standing fridge/freezer and washing machine. Terracotta tiled flooring. Wall mounted Biasi boiler. Full height door accessing under stairs storage. Stairs leading to:

FIRST FLOOR

Landing
Carpeted stairs with rail and ceiling light. Doors leading to:

Bedroom 1
12'6" x 12'4"
UPVC double glazed window to front aspect. Wooden latch door, real wood floor with wooden varnished skirting boards. Feature fire place & tiled hearth. Wooden storage shelves in recess. Low level door accessing storage cupboard fitted with light.

Shower Room
Double glazed privacy window to rear aspect. White suite comprising: Low level flush wc, pedestal wash hand basin, walk in shower with glass screen. Vinyl flooring, tiled storage ledge, mirrored cabinet, wooden latch door.

SECOND FLOOR
Carpeted staircase leading to:

Bedroom 2
12'7" x 12'4"
UPVC double glazed window to front aspect and velux, fitted with black out blind. Wooden latch door, real wood flooring with wooden varnished skirting board. Wooden half height door accessing eave storage. Loft access.

EXTERNAL

Front Garden
Paved pathway leading to front door and laid to lawn.

Rear Garden
Private garden with fence perimeter. Laid mainly to lawn, patio. Brick storage outhouse with a tiled roof, accessed by 2 lockable doors, fitted wiith light and power. Wooden decking to rear of garden with addiional wooden shed. External light & tap.

ADDITIONAL PROPERTY INFORMATION
Freehold
Council Tax: Rating B
EPC: Rating E

Traditional brick and block construction
Mains utilities

Local Area
Letchworth was the world's first garden city, established by Ebenezer Howard who sought to create an alternative to the industrial city by combining the best of town and country living.

It is centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton

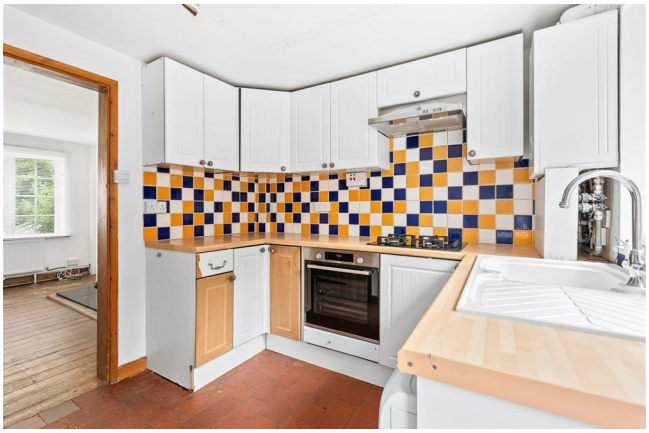
Keynes. Fast train links into London Kings Cross via Letchworth are circa 30-35 mins.

This property has a very good location with easy access to all local amenities, including outdoor and indoor swimming pool/leisure centre, various chain and independent shops, coffee shops & restaurants.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



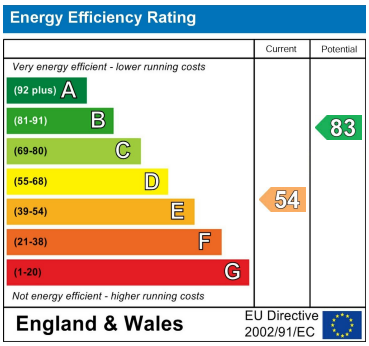
Total area: approx. 67.0 sq. metres (721.6 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

First Step